

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville

We, R. M. Caine and Calvin F. Teague

KNOW ALL MEN BY THESE PRESENTS, That

.....in the State aforesaid,
.....in consideration of the sum of
Two hundred fifty & no/100 (250.00) Dollars

to usin hand paid
at and before the sealing of these presents by

Frances R. Smith

(the receipt whereof is hereby acknowledged) have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said

Frances R. Smith

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

being a portion of Unit No. 16, Block "B" of Forest Hills, according to a plat of Forest Hills prepared by T. C. Adams, Engineer, dated September 23, 1936, and recorded in the R.M.C. Office for Greenville County in Plat Book "D", page 206, and having, according to said plat, the following courses, distances, metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of McIver Street, at the joint front corner of Units Nos. 16 and 17; thence along the joint line of Units Nos. 16 and 17 S. 82-30 E. 153.2 feet to an iron pin at the joint rear corner of Units Nos. 16 and 17; thence along the rear line of Unit No. 16 S. 43-30 W. 12.2 feet to an iron pin; thence N. 79-45 W. approximately 143 feet to an iron pin on the East side of McIver Street; thence along McIver Street N. 6-00 E. 12.5 feet to the point of beginning.

SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS

1- The lot of land hereby conveyed shall be used exclusively for single family residences for white persons only, (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.

2- No residence (or other outbuilding appurtenant to dwelling) costing less than Ten Thousand (\$10,000) dollars shall be erected thereon prior to January 1, 1986.

3- The grantor reserves to itself and its successors the right to the placing, maintaining, repairing and replacing of gas, water, and sewer pipes, telephone, telegraph, light and power lines and any other instrument of public utility over or under any street, alley or park at any time without compensation to any lot owner; except that the premises shall be left in as good condition as before.

4- No surface closet or cesspool shall ever be used on said lot; but only septic tanks or other sanitary sewers and all occupants of said lot shall be governed by such reliable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of lots in said Forest Hills.

5- The said lot shall not be recut and only one dwelling shall be erected thereon.

6- No house may be erected on any lot in Forest Hills less than forty five feet from the street line.

The purchase price of said lot has been reduced materially because of the foregoing conditions which are not conditions subsequent but are to be deemed covenants running with the land and binding all owners and occupants thereof. They may be enforced by proper proceeding by any owner and occupant of any lot in Forest Hills, as well as by this grantor, since they are for the benefit of all persons in the neighborhood. By accepting this deed, each grantee binds himself and his heirs and assigns to comply with all of said conditions, such conditions being a part of a general plan, which plan has been adopted by the grantor and is applicable to all grantees purchasing lots in Forest Hills Development.

7- Paragraph 5 above is not intended to prevent cutting off and conveying a small portion or